

AMENDED IN SENATE JUNE 18, 2014

AMENDED IN ASSEMBLY MAY 9, 2013

AMENDED IN ASSEMBLY APRIL 18, 2013

AMENDED IN ASSEMBLY APRIL 9, 2013

AMENDED IN ASSEMBLY APRIL 1, 2013

CALIFORNIA LEGISLATURE—2013–14 REGULAR SESSION

ASSEMBLY BILL

No. 225

Introduced by Assembly ~~Member Nestande~~ *Members Chau and Nestande*

(Principal coauthor: Assembly Member Medina)

(Coauthors: Assembly Members Garcia and Linder)

February 4, 2013

An act to add Article 7 (commencing with Section 21290) to Chapter 1 of Division 11 of the Vehicle Code, relating to vehicles amend Sections 18114.1, 50781, 50782, 50784, 50785, and 50786 of, and to add Sections 50784.5 and 50784.7 to, the Health and Safety Code, relating to mobilehomes, and making an appropriation therefor.

LEGISLATIVE COUNSEL'S DIGEST

AB 225, as amended, Nestande *Chau*. ~~Medium-speed electric vehicles. Mobilehomes: loans.~~

Existing law defines "low-speed vehicle" as a motor vehicle, other than a motor truck, with 4 wheels that is capable of a minimum speed of 20 miles per hour and a maximum speed of 25 miles per hour on a paved level surface and that has a gross vehicle weight rating of less than 3,000 pounds. Existing law imposes certain restrictions on the use

~~of low-speed vehicles on public streets and highways, and generally requires an operator of a low-speed vehicle to have a driver's license. A violation of these provisions is a crime.~~

~~This bill would authorize the operation of a medium-speed electric vehicle, as defined, at speeds of no more than 45 miles per hour on a roadway with a speed limit that does not exceed 45 miles per hour. The bill would require a medium-speed electric vehicle to meet certain safety requirements, including specified Federal Motor Vehicle Safety Standards. The bill would make, subject to exceptions, a medium-speed electric vehicle subject to all the laws applicable to a motor vehicle, and the driver of a medium-speed electric vehicle subject to all the laws applicable to the driver of a motor vehicle or other vehicle, as specified. Because it is unlawful and constitutes an infraction for any person to violate, or fail to comply with any provision of the Vehicle Code, this bill would impose a state-mandated local program by creating a new crime.~~

~~The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.~~

~~This bill would provide that no reimbursement is required by this act for a specified reason.~~

Existing law authorizes the Department of Housing and Community Development to make loans from the Mobilehome Park Purchase Fund, a continuously appropriated fund, to qualified mobilehome park residents, resident organizations, and nonprofit housing sponsors or local public entities to finance conversion of the parks to resident ownership to make monthly housing costs more affordable. Existing law also requires the provision of specified information to the department before making loans for mobilehome park conversions.

This bill would change the name of the fund to the Mobilehome Park Rehabilitation and Purchase Fund and would authorize the department to provide loans from the fund to a qualified nonprofit housing sponsor or a local public entity to acquire a mobilehome park to bring parks into compliance with all applicable health and safety standards and to maintain monthly housing costs in the park at an affordable level if specified criteria are met. The bill would require the department to consider specified criteria in determining eligibility for, and the amount of, loans made from the fund. The bill would also authorize the department to make loans from the Mobilehome Park Rehabilitation and Purchase Fund to enable specified homeowners in mobilehome

parks to address any outstanding violations of the Mobilehome Parks Act. The bill would also make conforming changes.

By expanding the authorization to use continuously appropriated funds, this bill would make an appropriation.

Vote: ~~majority~~^{2/3}. Appropriation: ~~no~~^{yes}. Fiscal committee: yes.
State-mandated local program: ~~yes~~^{no}.

The people of the State of California do enact as follows:

1 **SECTION 1.** *Section 18114.1 of the Health and Safety Code*
2 *is amended to read:*

3 18114.1. (a) In addition to the annual registration fee required
4 by Section 18114, an annual fee of five dollars (\$5) shall be paid
5 to the department at the time of registration or renewal for each
6 transportable section of a manufactured home or mobilehome
7 registered pursuant to this part. All revenues derived from this fee
8 shall be deposited in the Mobilehome Park *Rehabilitation and*
9 Purchase Fund provided for in Chapter 11 (commencing with
10 Section 50780) of Part 2 of Division 31.

11 (b) Any transportable section of a manufactured home or
12 mobilehome registered pursuant to this part and located on a private
13 parcel owned by the registered owner of the manufactured home
14 or mobilehome shall be exempt from the fee imposed by
15 subdivision (a), if the owner provides documentation or a written
16 statement, signed under penalty of perjury, which establishes to
17 the satisfaction of the department that the manufactured home or
18 mobilehome is located on a private parcel owned by the registered
19 owner of the manufactured home or mobilehome.

20 (c) Pursuant to subdivision (b), upon renewal of registration in
21 1989, or thereafter, once the registered owner provides
22 documentation or a written statement to the department to establish
23 the exemption, the department shall not require the owner to
24 establish the exemption in each subsequent year upon renewal,
25 unless the department receives evidence that the manufactured
26 home or mobilehome is no longer located on a private parcel owned
27 by the registered owner of the home. Renewal forms for registered
28 owners of manufactured homes or mobilehomes who have
29 established the exemption shall not reflect or include the fee
30 required pursuant to subdivision (a).

1 SEC. 2. *Section 50781 of the Health and Safety Code is*
2 *amended to read:*

3 50781. Unless the context otherwise requires, the following
4 definitions given in this section shall control construction of this
5 chapter:

6 (a) “Affordable” means that, where feasible, low-income
7 residents should not pay more than 30 percent of their monthly
8 income for housing costs.

9 (b) “Conversion costs” includes the cost of acquiring the
10 mobilehome park, the costs of planning and processing the
11 conversion, the costs of any needed repairs or rehabilitation, and
12 any expenditures required by a governmental agency or lender for
13 the project.

14 (c) “Department” means the Department of Housing and
15 Community Development.

16 (d) “Fund” means the Mobilehome Park *Rehabilitation and*
17 Purchase Fund created pursuant to Section 50782.

18 (e) “Housing costs” means the total cost of owning, occupying,
19 and maintaining a mobilehome and a lot or space in a mobilehome
20 park. The department’s regulations shall specify the factors
21 included in these costs and may, for the purposes of calculating
22 affordability, establish reasonable allowances.

23 (f) “Individual interest in a mobilehome park” means any interest
24 that is fee ownership or a lesser interest that entitles the holder to
25 occupy a lot or space in a mobilehome park for a period of not less
26 than either 15 years or the life of the holder. Individual interests
27 in a mobilehome park include, but are not limited to, the following:

28 (1) Ownership of a lot or space in a mobilehome park or
29 subdivision.

30 (2) A membership or shares in a stock cooperative, as defined
31 in Section 11003.2 of the Business and Professions Code, or a
32 limited equity housing cooperative, as defined in Section 33007.5
33 of this code.

34 (3) Membership in a nonprofit mutual benefit corporation that
35 owns, operates, or owns and operates the mobilehome park.

36 (g) “Low-income resident” means an individual or household
37 that is a lower income household, as defined in Section 50079.5.
38 However, personal assets shall not be considered in the calculation
39 of income, except to the extent that they actually generate income.

1 (h) “Low-income spaces” means those spaces in a mobilehome
2 park operated by a resident organization, a qualified nonprofit
3 housing sponsor, or a local public entity that are occupied by
4 low-income residents.

5 (i) “Mobilehome park” means a mobilehome park, as defined
6 in Section 18214, or a manufactured home subdivision created by
7 the conversion of a mobilehome park, as defined in Section 18214,
8 including a senior park, to resident ownership or ownership by a
9 qualified nonprofit housing sponsor or local public entity.

10 (j) “Program” means the Mobilehome Park Resident Ownership
11 Program.

12 (k) “Qualified nonprofit housing sponsor” means a nonprofit
13 public benefit corporation, as defined in Part 2 (commencing with
14 Section 5110) of Division 2 of the Corporations Code, that (1) has
15 received its tax-exempt status under Section 501(c)(3) of the
16 Internal Revenue Code, (2) is not affiliated with or controlled by
17 a for-profit organization or individual, (3) has extensive experience
18 with the development and operation of publicly subsidized
19 affordable housing, (4) the department determines is qualified by
20 experience and capability to own and operate a mobilehome park
21 that provides housing affordable to low-income households, and
22 (5) has formal arrangements for ensuring resident participation or
23 input in the management of the park that may include, but not be
24 limited to, membership on the board of directors. “Qualified
25 nonprofit housing sponsor” also means a limited partnership where
26 all of the general partners are nonprofit mutual or public benefit
27 corporations that meet the requirements of paragraphs (1) to (5),
28 inclusive.

29 (l) “Resident organization” means a group of mobilehome park
30 residents who have formed a nonprofit corporation, cooperative
31 corporation, or other entity or organization for the purpose of
32 acquiring the mobilehome park in which they reside and converting
33 the mobilehome park to resident ownership. The membership of
34 a resident organization shall include at least two-thirds of the
35 households residing in the mobilehome park, or in each park of a
36 combination of parks where the residents of two or more parks
37 combine to form a single resident organization. The two-thirds of
38 households in the resident organization at the time of funding the
39 park need not be the same households that were residing in the
40 park when the application for assistance was submitted to the

1 department. A household's membership in the resident organization
2 when the application was submitted to the department shall not be
3 a requirement for that household to receive a loan or assistance
4 under this chapter.

5 (m) "Resident ownership" means, depending on the context,
6 either the ownership by a resident organization of an interest in a
7 mobilehome park that entitles the resident organization to control
8 the operations of the mobilehome park for a term of no less than
9 15 years, or the ownership of individual interests in a mobilehome
10 park, or both.

11 SEC. 3. *Section 50782 of the Health and Safety Code is*
12 *amended to read:*

13 50782. (a) The Mobilehome Park *Rehabilitation and Purchase*
14 Fund is hereby created in the State Treasury and, notwithstanding
15 Section 13340 of the Government Code or any other law, is
16 continuously appropriated to the department for the purpose of
17 providing loans pursuant to this chapter and for related
18 administrative costs of the department. Notwithstanding Section
19 16305.7 of the Government Code, any moneys received by the
20 department pursuant to this chapter, and any other sources,
21 repayments, interest, or new appropriations, shall be deposited in
22 the fund. Except as described in subdivision (b), moneys in the
23 fund shall not be subject to transfer to any other fund pursuant to
24 any provision of Part 2 (commencing with Section 16300) of
25 Division 4 of Title 2 of the Government Code, except the Surplus
26 Money Investment Fund. The department may require the transfer
27 of moneys in the fund to the Surplus Money Investment Fund for
28 investment pursuant to Article 4 (commencing with Section 16470)
29 of Chapter 3 of Part 2 of Division 4 of Title 2 of the Government
30 Code. Notwithstanding Section 16305.7 of the Government Code,
31 all interest, dividends, and pecuniary gains from the investments
32 shall accrue to the fund.

33 (b) Notwithstanding any other law, the Controller may use the
34 moneys in the Mobilehome Park *Rehabilitation and Purchase* Fund
35 for loans to the General Fund as provided in Sections 16310 and
36 16381 of the Government Code. However, interest shall be paid
37 on all moneys loaned to the General Fund from the Mobilehome
38 Park Purchase Fund. Interest payable shall be computed at a rate
39 determined by the Pooled Money Investment Board to be the
40 current earning rate of the fund from which loaned. This

1 subdivision does not authorize any transfer that will interfere with
2 the carrying out of the object for which the ~~Mobilehome Park~~
3 ~~Purchase Fund~~ fund was created.

4 *SEC. 4. Section 50784 of the Health and Safety Code is*
5 *amended to read:*

6 50784. (a) The department may make loans from the fund to
7 ~~(1) individual low-income residents of mobilehome parks that have~~
8 ~~converted to resident ownership, (2) ownership or resident~~
9 ~~organizations that have converted or plan to convert a mobilehome~~
10 ~~park to resident ownership, or (3) qualified nonprofit housing~~
11 ~~sponsors or local public entities that plan to acquire a mobilehome~~
12 ~~park, provided that no less than 30 percent of the spaces in the~~
13 ~~park are for occupancy by manufactured homes owned by~~
14 ~~low-income residents ownership.~~ The purpose of providing loans
15 pursuant to this section is to reduce the monthly housing costs for
16 low-income residents to an affordable level.

17 ~~(b) (1) Any mobilehome park purchased by a local public entity~~
18 ~~with a loan pursuant to this section shall be transferred to a~~
19 ~~nonprofit housing sponsor or resident organization that has~~
20 ~~converted, or plans to convert, the park to resident ownership no~~
21 ~~later than three years from the date of loan closing, with all~~
22 ~~obligations under the loan assumed by the nonprofit organization~~
23 ~~or resident organization.~~

24 ~~(2) If a local public entity has made a good faith effort, but has~~
25 ~~not been able, to transfer the park by the end of the three-year~~
26 ~~period, the entity may apply to the department for an additional~~
27 ~~three-year extension. Upon a determination by the department that~~
28 ~~the local public entity has made a good faith effort to transfer the~~
29 ~~park in accordance with paragraph (1), it shall have an additional~~
30 ~~three years from the expiration date of the first three-year period~~
31 ~~to consummate the transfer. The three-year extension shall only~~
32 ~~be granted once by the department for each loan to a local public~~
33 ~~entity.~~

34 ~~(3) If a local public entity fails to make a good faith effort to~~
35 ~~transfer the park within the first three-year period, as determined~~
36 ~~by the department, or fails to transfer the park by the expiration~~
37 ~~date of the extended three-year period, it shall repay the loan in~~
38 ~~full to the department.~~

39 (e)

1 (b) Loans provided pursuant to this section shall be for a term
2 of no more than ~~30~~ 40 years and shall bear interest at a rate of 3
3 percent per annum, unless the department finds that a lower interest
4 rate is necessary and will not jeopardize the financial stability of
5 the fund.

6 ~~(d)~~

7 (c) The department may establish flexible repayment terms for
8 loans provided pursuant to this section if the terms are necessary
9 to reduce the monthly housing costs for low-income residents to
10 an affordable level, and do not represent an unacceptable risk to
11 the security of the fund. Flexible repayment terms may include,
12 but are not limited to, graduated payment schedules with negative
13 amortization.

14 ~~(e)~~

15 (d) Loans provided to low-income residents pursuant to this
16 section shall be for the minimum amount necessary to reduce the
17 borrower's monthly housing costs to an affordable level. All of
18 the following shall apply to loans to finance individual interests
19 pursuant to this section:

20 (1) To the extent possible, loan amounts shall not exceed 50
21 percent of the acquisition costs of the individual interests in the
22 mobilehome parks. However, the loan amounts may be for up to
23 100 percent of the acquisition costs of the individual interests in
24 the mobilehome parks when approved by the department.

25 (2) The department may grant approval to exceed 50 percent of
26 the acquisition costs of the individual interests only if both of the
27 following are demonstrated:

28 (A) That the low-income resident has made an effort to secure
29 additional funding from other sources and these funds are not
30 available.

31 (B) That the low-income resident would be unable to purchase
32 an individual interest without a waiver of the 50-percent financing
33 limitation.

34 (3) The total indebtedness of the loan provided pursuant to this
35 section plus any senior debt upon individual interests may not
36 exceed ~~100~~ 115 percent of the value of the collateral securing the
37 loan, plus the amount of costs incidentally, but directly, related to
38 the acquisition.

39 ~~(f)~~

1 (e) Loans provided to resident ~~organizations, qualified nonprofit~~
2 ~~housing sponsors, or local public entities~~ *organizations* pursuant
3 to this section shall be for the minimum amount necessary to reduce
4 the monthly housing costs of low-income residents to an affordable
5 level. All of the following shall apply to loans made to resident
6 ~~organizations, qualified nonprofit housing sponsors, or local public~~
7 ~~entities~~ *organizations* pursuant to this section:

8 (1) To the extent possible, loan amounts shall not exceed 50
9 percent of the conversion costs attributable to the low-income
10 spaces. However, the loan amounts may be for up to 95 percent
11 of the conversion costs attributable to the low-income spaces when
12 approved by the department.

13 (2) The department may grant approval to exceed 50 percent of
14 the conversion costs attributable to low-income spaces only if both
15 of the following are demonstrated:

16 (A) That the applicant has made an effort to secure additional
17 funds from other sources and these funds are not available.

18 (B) That the project would not be feasible as determined by the
19 department without a waiver of the 50-percent financing limitation.

20 (3) The total secured debt in a superior position to the
21 department's loan plus the department's loan shall not exceed the
22 value of the collateral securing the loan plus the amount of costs
23 incidentally, but directly, related to the acquisition and, if
24 applicable, rehabilitation of the park.

25 ~~(g)~~

26 (f) Funds provided pursuant to this section shall not be used to
27 ~~(1) assist residents who are not of low income, (2) income or to~~
28 ~~reduce monthly housing costs for low-income residents to less~~
29 ~~than 30 percent of their monthly income, or (3) facilitate the~~
30 ~~purchase of a park by a qualified nonprofit corporation or local~~
31 ~~public entity from a public entity that had acquired the park prior~~
32 ~~to the commitment of the loan from the program income.~~

33 ~~(h)~~

34 (g) Subject to the restrictions of this subdivision, funds provided
35 pursuant to this section may be used to finance the costs of
36 relocating a mobilehome park to a more suitable site within the
37 same jurisdiction if the department determines that the cost of the
38 relocation, including any and all relocation costs to the affected
39 households, is a more prudent expenditure of funds than the costs
40 of needed or repetitive repairs to the existing park. Funds provided

1 pursuant to this section shall not be used to relieve a park owner
2 of any responsibility for covering the costs of mitigating the
3 impacts of a park closure as may be provided for by local ordinance
4 or pursuant to Section 65863.7 or 66427.4 of the Government
5 Code.

6 *SEC. 5. Section 50784.5 is added to the Health and Safety*
7 *Code, to read:*

8 *50784.5. (a) The department may make loans from the*
9 *Mobilehome Park Rehabilitation and Purchase Fund to a qualified*
10 *nonprofit housing sponsor or a local public entity to acquire a*
11 *mobilehome park, provided that no less than 30 percent of residents*
12 *at the time of acquisition are low income. The purpose of providing*
13 *loans pursuant to this section is to bring parks into compliance*
14 *with all applicable health and safety standards and to maintain*
15 *monthly housing costs in the park at an affordable level.*

16 *(b) Loans may be provided pursuant to this section where either*
17 *of the following applies:*

18 *(1) The park to be acquired has significant outstanding*
19 *violations of the Mobilehome Parks Act (part 2.1 (commencing*
20 *with Section 18200)) that threaten the long-term viability of the*
21 *park and that will be remedied by the purchaser.*

22 *(2) The department determines that the acquisition of the park*
23 *will have a substantial benefit to low- and moderate-income*
24 *homeowners and that the purchaser will maintain rents at levels*
25 *affordable to lower-income households.*

26 *(c) (1) Any mobilehome park purchased by a local public entity*
27 *with a loan pursuant to this section shall be transferred to a*
28 *qualified nonprofit housing sponsor or to a resident organization*
29 *that plans to convert the park to resident ownership no later than*
30 *three years from the date of loan closing, with all obligations under*
31 *the loan assumed by the nonprofit organization or resident*
32 *organization.*

33 *(2) If a local public entity has made a good faith effort, but has*
34 *not been able, to transfer the park by the end of the three-year*
35 *period, the entity may apply to the department for an additional*
36 *three-year extension. Upon a determination by the department*
37 *that the local public entity has made a good faith effort to transfer*
38 *the park in accordance with paragraph (1), it shall have an*
39 *additional three years from the expiration date of the first*
40 *three-year period to consummate the transfer. The three-year*

1 extension shall only be granted once by the department for each
2 loan to a local public entity.

3 (3) If a local public entity fails to make a good faith effort to
4 transfer the park within the first three-year period, as determined
5 by the department, or fails to transfer the park by the expiration
6 date of the extended three-year period, it shall repay the loan in
7 full to the department.

8 (d) All of the following shall apply to loans provided pursuant
9 to this section:

10 (1) Loans shall be for a term of no more than 40 years and shall
11 bear interest at a rate of 3 percent per annum unless the
12 department finds that a lower interest rate is necessary and will
13 not jeopardize the financial stability of the fund.

14 (2) The department may establish flexible repayment terms for
15 loans provided pursuant to this section if the terms do not represent
16 an unacceptable risk to the security of the fund. Flexible repayment
17 terms may include, but are not limited to, graduated payment
18 schedules with negative amortization.

19 (3) Loans shall be for the minimum amount necessary to bring
20 the park into compliance with all applicable health and safety
21 standards and to maintain the monthly housing costs of
22 lower-income residents at an affordable level.

23 (4) The total secured debt in a superior position to the
24 department's loan plus the department's loan shall not exceed the
25 value of the collateral securing the loan plus the amount of costs
26 incidentally, but directly, related to the acquisition and
27 rehabilitation of the park.

28 (e) In determining the eligibility for and amount of loans
29 pursuant to this section, the department shall take into
30 consideration, among other factors, all of the following:

31 (1) The current health and safety conditions in the park and the
32 likelihood that conditions would be remedied without the loan.

33 (2) The degree to which the loan will benefit lower-income
34 homeowners.

35 (3) The age of the park and the age of the infrastructure that
36 will be rehabilitated with the loan proceeds.

37 (f) Before providing financing pursuant to this section, the
38 department shall require provision of, and approve, at least all of
39 the following:

1 (1) Verification that either no park residents shall be
2 involuntarily displaced as a result of the purchase or that the
3 impacts of the displacement shall be mitigated as required under
4 state and local law. For purposes of this requirement, compliance
5 with Section 66427.5 of the Government Code shall be conclusively
6 presumed to have mitigated economic displacement.

7 (2) Projected costs and sources of funds for all purchase and
8 rehabilitation activities.

9 (3) Projected operating budget for the park after the purchase.

10 (4) A management plan for the operation of the park.

11 SEC. 6. Section 50784.7 is added to the Health and Safety
12 Code, to read:

13 50784.7. The department may make loans from the Mobilehome
14 Park Rehabilitation and Purchase Fund to enable homeowners in
15 parks that received loans pursuant to Sections 50783, 50784, or
16 50784.5 to address any outstanding violations of the Mobilehome
17 Parks Act (Part 2.1 (commencing with Section 18200)), make
18 needed repairs, or make accessibility-related upgrades.

19 SEC. 7. Section 50785 of the Health and Safety Code is
20 amended to read:

21 50785. (a) In determining the eligibility for and amount of
22 loans pursuant to ~~Sections 50783 and 50784, this chapter,~~ the
23 department shall take into consideration, among other factors, all
24 of the following:

25 (1) The reasonableness of the conversion costs relating to
26 repairs, rehabilitation, construction, or other costs.

27 (2) Any administrative and security factors affecting the
28 department's program operation and administration.

29 (3) Whether or not the projects complement the implementation
30 of a local housing program to preserve or increase the supply of
31 housing for persons and families of low or moderate income.

32 (4) Whether or not state funds are utilized in the most efficient
33 and effective manner.

34 (5) In the case of a loan to a qualified nonprofit housing sponsor
35 or to a local public entity, evidence of resident participation in the
36 conversion and management of the park, in the form of either
37 resident participation on the board of directors of the entity that
38 acquires ownership of the park, or the establishment of, and
39 consultation with, a permanent resident advisory board.

1 (b) To the extent consistent with requests for assistance, the
2 department shall allocate funds available for the purposes of this
3 chapter throughout the state in accordance with identified housing
4 needs, including seeking to allocate not less than 20 percent to
5 rural areas.

6 *SEC. 8. Section 50786 of the Health and Safety Code is*
7 *amended to read:*

8 50786. (a) The department shall adopt regulations for the
9 administration and implementation of this chapter.

10 (b) The department shall obtain the best available security for
11 loans made pursuant to this chapter. The security may include a
12 note, deed of trust, assignment of lease, or other form of security
13 on real or personal property that the department determines is
14 adequate to protect the interests of the state. To the extent
15 applicable, these documents and any regulatory provisions shall
16 be recorded or referenced in a recorded document in the office of
17 the county recorder of the county in which the mobilehome park
18 is located.

19 (c) The degree of continuing regulatory control with respect to
20 park operations and resident loans exercised by the department in
21 making loans pursuant to this chapter shall be commensurate with
22 the level of financial assistance provided and in all cases shall be
23 adequate to protect the state's security interest and ensure the
24 accomplishment of the purposes of the program authorized by this
25 chapter. The regulatory requirements shall be set forth in a
26 regulatory agreement, deed of trust, or other lien, and any violation
27 of these requirements shall be considered a violation of a security
28 document. If loans are made to a qualifying nonprofit housing
29 sponsor or local public entity, a regulatory agreement shall be
30 recorded against the mobilehome park. This regulatory agreement
31 shall contain provisions limiting occupancy, rents, and park
32 operation for the ~~original~~ *entire* loan term. The department may
33 release individual spaces from the regulatory agreement only if
34 they are purchased by residents who occupy them.

35 (d) Before providing financing pursuant to ~~this chapter~~, *Sections*
36 *50783 and 50784*, the department shall require provision of, and
37 approve, at least all of the following:

38 (1) Verification at the time of application and prior to funding
39 that at least two-thirds of the households residing in the

1 mobilehome park support the plans for acquisition and conversion
2 of the park.

3 (2) Verification that either no park residents shall be
4 involuntarily displaced as a result of the park conversion or the
5 impacts of the displacement shall be mitigated as required under
6 state and local law. For purposes of this requirement, compliance
7 with Section 66427.5 of the Government Code shall be
8 conclusively presumed to have mitigated economic displacement.

9 (3) Verification that the conversion is consistent with local
10 zoning and land use requirements, other applicable state and local
11 laws, and regulations and ordinances.

12 (4) Projected costs and sources of funds for all conversion
13 activities.

14 (5) Projected operating budget for the park during and after the
15 conversion.

16 (6) A management plan for the conversion and operation of the
17 park.

18 (7) If necessary, a relocation plan for residents not participating
19 that is in compliance with Chapter 16 (commencing with Section
20 7260) of Division 7 of Title 1 of the Government Code.

21 (e) The department shall, to the greatest extent feasible, do all
22 of the following:

23 (1) Require participation by cities and counties in loan
24 applications submitted pursuant to this chapter.

25 (2) Contract with private lenders or local public entities to
26 provide program administration and to service loans made pursuant
27 to this chapter.

28 (3) Give priority to applications for resident-owned parks.

29 (f) The department may provide technical assistance to loan
30 applicants, or may contract with a qualified nonprofit entity to
31 provide that technical assistance, and may include the reasonable
32 costs of the technical assistance as a part of the loan principal.

33 ~~SECTION 1. Article 7 (commencing with Section 21290) is~~
34 ~~added to Chapter 1 of Division 11 of the Vehicle Code, to read:~~

35
36 ~~Article 7. Operation of Medium-Speed Electric Vehicles~~
37

38 ~~21290. For purposes of this article, a “medium-speed electric~~
39 ~~vehicle” means a vehicle that has all of the following~~
40 ~~characteristics:~~

1 ~~(a) Can attain a speed, in one mile, of more than 40 miles per~~
2 ~~hour and not more than 45 miles per hour, on a paved level surface.~~

3 ~~(b) Has a gross vehicle weight of no more than 3,000 pounds.~~

4 ~~(c) Is propelled solely by an electric motor.~~

5 ~~(d) Contains a vehicle identification number that meets~~
6 ~~international standards.~~

7 21291. A medium-speed electric vehicle shall satisfy all of the
8 following safety requirements:

9 (a) It shall possess a fully enclosed passenger compartment with
10 rigid doors and safety windows.

11 (b) It shall be equipped with a horn in good working condition
12 that is capable of emitting sound audible under normal conditions
13 from a distance of not less than 200 feet, but the horn shall not
14 emit an unreasonably loud or harsh sound.

15 (c) It shall meet or exceed the Federal Motor Vehicle Safety
16 Standards described in Sections 571.103, 571.104, 571.108,
17 571.111, 571.114, 571.135, 571.205, 571.206, 571.209, 571.216,
18 571.305, and 571.500 of Title 49 of the Code of Federal
19 Regulations.

20 (d) It shall meet or exceed any safety standards for
21 medium-speed electric vehicles adopted by the National Highway
22 Traffic Safety Administration within one year of their adoption;
23 unless an earlier compliance date is specified in the federal
24 standards.

25 21292. (a) A medium-speed electric vehicle may be operated
26 at speeds of no more than 45 miles per hour.

27 (b) A medium-speed electric vehicle may not be operated on a
28 roadway with a speed limit in excess of 45 miles per hour.

29 21295. Except as provided in Sections 21115 and 21115.1, a
30 medium-speed electric vehicle is subject to all of the laws
31 applicable to a motor vehicle, and the driver of a medium-speed
32 electric vehicle is subject to all of the laws applicable to the driver
33 of a motor vehicle or other vehicle, when applicable, by this code
34 or another code, with the exception of those laws that, by their
35 very nature, can have no application.

36 SEC. 2. No reimbursement is required by this act pursuant to
37 Section 6 of Article XIII B of the California Constitution because
38 the only costs that may be incurred by a local agency or school
39 district will be incurred because this act creates a new crime or
40 infraction, eliminates a crime or infraction, or changes the penalty

1 ~~for a crime or infraction, within the meaning of Section 17556 of~~
2 ~~the Government Code, or changes the definition of a crime within~~
3 ~~the meaning of Section 6 of Article XIII B of the California~~
4 ~~Constitution.~~

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